PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto at d made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _ard__ issue a permit for a Class A Child Care Center pursuant to Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and resideo tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and after under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): (Type or Print Name) Signature City and State Attorney for Petitioner: 1102 FRANCIS AUG 242-3098 Stephen J. Nolan (Type or Print Name) Signature Nolan Plumhoff & Williams, 204 West Pennsylvania Avenue Chtd. Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 City and State Attorney's Telephone No.: ____823-7800 204 West Pennsylvania Avenue Towson, Maryland 21204 823-7800 ORDERED By The Zoning Commissioner of Baltimore County, this ____13th_____ day 19.86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throught Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore _____ day of ____February_____, 19-86-, at _1:30- o'clock Zoning Commissioner of Baltimore County. PETITION FOR SPECIAL HEARING

LAW OFFICES IN RE: PETITION SPECIAL HEARING BEFORE THE NOLAN, PLUMHOFF & WILLIAMS Beginning at the NW/S of OF COUNSEL J. EARLE PLUMHOFF NEWTON A. WILLIAMS CHARTERED DEPUTY ZONING COMMISSIONER Francis Avenue, 100' NE of RALPH E. DEITZ WILLIAM M. HESSON, JR. the centerline of Friendship 204 WEST PENNSYLVANIA AVENUE THOMAS J. REKNER 9026 LIBERTY ROAD OF BALTIMORE COUNTY Road (1102 Francis Avenue) - * WILLIAM P. ENGLEHART, JF TOWSON, MARYLAND 21204 RANDALLSTOWN, MARYLAND 21133 STEPHEN J. NOLAN * 13th Election District (301) 922-2(8) (301) 823-7800 Case No. 86-308-SPH ROBERT L. HANLEY, JR. JOSEPH T. WILLIAMS RUSSELL J. WHITE Cynthia A. Lucas, et al, ROBERT S. GLUSHAKOW Petitioners February 4, 1986 HAND DELIVERY PALSO ADMITTED IN D.C. ORDER OF DISMISSAL Mr. James E. Dyer Zoning Supervisor Pursuant to a letter from Counsel for the Petitioners, dated Feb-Office of Planning and Zoning County Office Building ruary 4, 1986, IT IS ORDERED by the Deputy Zoning Commission of Baltimore Towson, Maryland 21204 day of February, 1986, that the above-referenced matter Re: Case No.: 86-308-SPH Petition for Special Hearing be and the same is hereby DISMISSED without prejudice. Cynthia A. Lucas, et al. 1102 Francis Avenue REQUEST FOR DISMISSAL Dear Mr. Dyer: of Baltimore County My client, Cynthia A. Lucas, has directed me to request that the Petition for Special Hearing in the above case be dismissed without prejudice. I am enclosing herewith our check in the amount of \$49.00 cc: Stephen J. Nolan, Esquire to cover advertising fees already incurred by your office with People's Counsel regard to the February 18, 1986 hearing. Thank you for your kind assistance. SJN:emd cc: Arnold Jablon, Zoning Commissioner Mrs. Cynthia A. Lucas

ZONING DESCRIPTION - 1102 Francis Avenue -

BEGINNING for the same on the northwest side of Francis Avenue as laid out 60 feet wide at the distance of 100.00 feet measured northeasterly along the northwest side of Francis Avenue from the northeast side of Friendship Road as now laid out 50 feet wide, and running thence and binding on the northwest side of Francis Avenue north 47 degrees 28 minutes 20 seconds East 95.00 feet, thence for line division north 45 degrees 20 minutes 30 seconds West 239.00 feet, thence for lines of division south 47 degrees 28 minutes 20 seconds West 95.00 feet, and south 45 degrees 20 minutes 30 seconds east 239.00 feet to the place of beginning. The improvements thereon being known as 1102 Francis Avenue.

BEING the same lot of ground and premises which is described in a deed dated September 21, 1984 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 6790, folio 291.

13th Election District

LOCATION:

Beginning at Northwest Side of Francis Avenue, 100 feet Northeast of Centerline of Friendship Road (1102 Francis Tuesday, February 18, 1986, at 1:30 p.m. DATE AND TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to determine the approval of a permit for a Class A Child Care Center.

Being the property of <u>Cynthia A. Lucas, et al.</u>, as shown on plat plan filed with the <u>Zoning Office</u>.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZUNING COMMISSIONER OF BALTIMORE COUNTY

: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL HEARING Beginning NW/S Francis Ave. OF BALTIMORE COUNTY 100' NE C/L Friendship Rd. (1102 Francis Ave.),

13th District CYNTHIA A. LUCAS, et al., Petitioners

9A 2/5/86 5

: Case No. 86-308-SPH :::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman Phyllis Cole Friedman
> People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

February 4, 1986

Stephen J. Nolan, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING Beg. @ NW/S Francis Ave., 100° NE of the c/1 Friendship Rd. (1102 Francis Ave.) 13th Election District Cynthia A. Lucas, et al. - Petitioners Case No. 86-308-SPH

Dear Mr. Nolant

This is to advise you that _______is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT			No. 018476		imore County, Maryland, and r Building, Towson, Maryland
DATE	15/95	ACCOUNT	<u>:-(13-00</u>	3	
		AMOUNT \$	49.00		
RECEIVED	Molan, Flusho	off & Williams	(5)	Service Control of the Control of th	
	(Avertising)	and Posting re Co	190 \$76·3	रहेक्डर [े]	
FOM:		#####\$\$\$\$\$\$ 032			

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts: CERTIFICATE OF PUBLICATION HEARING
13th Election District Stephen J. Nolan, Esquire Office of 204 West Pennsylvania Avenue Towson, Maryland 21204 THIS IS TO CERTIFY, that the annexed advertisement was 10750 Little Patuxent Pkwy. Columbia, MD 21044 and published in Towson, Baltimore County, Md., appearing on January 31 19 86 Jamuary 30 NOTICE OF HEARING RE: PETITION FOR SPECIAL HEARING mine the approval of a permit for a Class A Child Care Center.

Being the property of Cyuthia A. Lucas, at al, as shown on plat plan filed with the A. Beg. @ NW/S Francis Ave., 100' NE c/1 Friendship Rd. (1102 Francis Ave.) THE JEFFERSONIAN, Petitioners: Cynthia A. Lucas, et al. THIS IS TO CERTIFY, that the annexed advertisement of Case No. 86-308-SPH grant d, a building permit may be issued within the thirty (30) day appear period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Petition Special Hearing Tuesday, February 18, 1986 determine the approval of a permit for a Chue A Child Care Carrier. Being the property of Cynthia A Lucas, et al., as shown on the plai field with the Zorang Office. In the event that this Petition(s) Cost of Advertising By Order Of
ARNOLD JABLON,
Zoning Commissioner
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BY ORDER OF

ARNOLD JABLON

ZONING COMMISSIONER

OF BALTIMORE COUNTY

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Office of Planning and Zoning January 22, 1986 INTER-OFFICE CORRESPONDENCE Cont of Commit ? It County Office Building Towson, Maryland 21204 Stephen J. Nolan, Esquire Nolan, Plumhoff & Williams BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Arnold Jablon COUNTY OFFICE BLDG. Zoning Item # 176, Zoning Advisory Committee Meeting of Nov. 19, 1985 TO Zening Commissioner 111 W. Chesapeake Ave. Towson, Maryland 21204 Date___January_31__1986_____ 204 W. Pennsylvania Avenue 111 W. Chesapeake Avenue Towson, Maryland 21204 Towson, Maryland 21204 Norman E. Gerber, AICP, Director Property Owner: James F. Lucas, Jr. FROM Office of Planning and Zoning Location: NW SIDE FORVEIS AVE., NO NE OF FRENCH PRO DISTRICT 13th RE: Item No. 176 - Case No. 86-308-SPH Your petition has been received and accepted for filing this lath day of January, 1986. Petitioners - James F. Lucas, Jr., et al Water Supply __ Public SUBJECT Zoning Petition No. 86-308-SpH Sewage Disposal PUBLIC Special Hearing Petition COMMENTS ARE AS FOLLOWS: Dear Mr. Nolan: Bureau of () Prior to approval of a Building Permit for construction, renovation and/or Department of Traffic Engineering The Zoning Plans Advisory Committee has reviewed the plans subinstallation of equipment for any existing or proposed food service facility, mitted with the above-referenced petition. The following comments complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval. State Roads Commiss are not intended to indicate the appropriateness of the zoning action The information available in the file is insufficient; conrequested, but to assure that all parties are made aware of plans or Bureau of Fire Prevention sequently this office cannot offer comments. () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Centrol is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the stresphere problems with regard to the development plans that may have a bearing Petitioner James F. Lucar, Jr., et al Received by: James E. Drien on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of Health Department Chairman, Zoning (Plans Advisory Committee Project Planning Petitioner's the requested zoning. Stephen J. Nolan, Esquire Building Department Enclosed are all comments submitted from the members of the Board of Education into the atmosphere.

() A permit to construct from the Division of Air Follution Control is required for any charbroiler operation which has a total cooking surface area of five Committee at this time that offer or request information on your Zoning Administration petition. If similar comments from the remaining members are received, Industrial I will forward them to you. Otherwise, any comment that is not inform-NEG:JGH:s1m ative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing (5) square feet or more. scheduled accordingly. () Prior to approval of a Building Permit Application for renovations to exist-ing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Esview and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval. Very truly yours, Chairman () Prior to any new construction or substantial alteration of public swimming Zoning Plans Advisory Committee pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County JED:nr Department of Health for review and approval. For more complete information, Enclosures contact the Recreational Hygiene Section, Division of Environmental Support Services. (Y) Prior to approval for a nursery school, owner or applicant must comply with

All Baltimore County regulations. For more complete information, contact

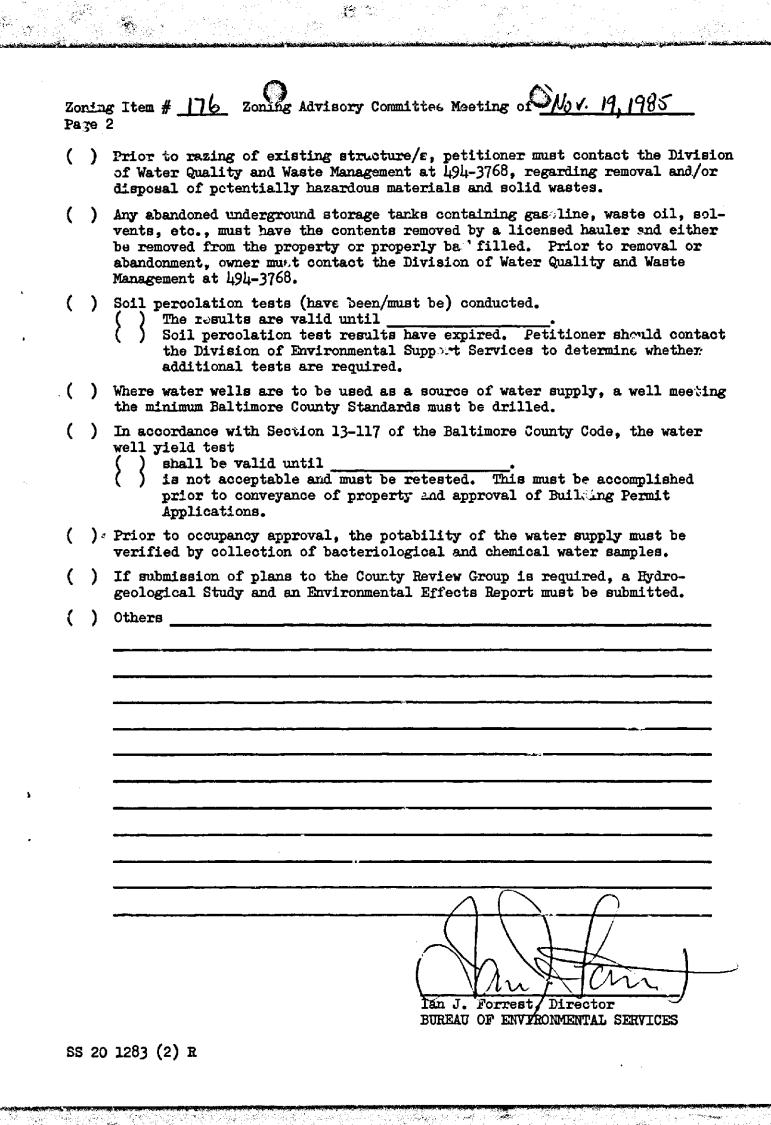
method providing for the elimination of waste oil must be in accordance

() If lubrication work and oil changes are performed at this location, the

the Division of Maternal and Child Health.

SS 20 1032 (1)

with Water Resources Administration requirements.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

Janaury 7, 1986

D.R. 3.5

 95×238

The proposed child care center must provide a safe off street loading area

13th

Meeting of November 16, 1985

NW side Francis Avenue, 100' NE of Friendship Road

Special Hearing for a Class A child care center

James F. Lucas, Jr., et al

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 176

Location:

Acres:

Dear Mr. Jablon:

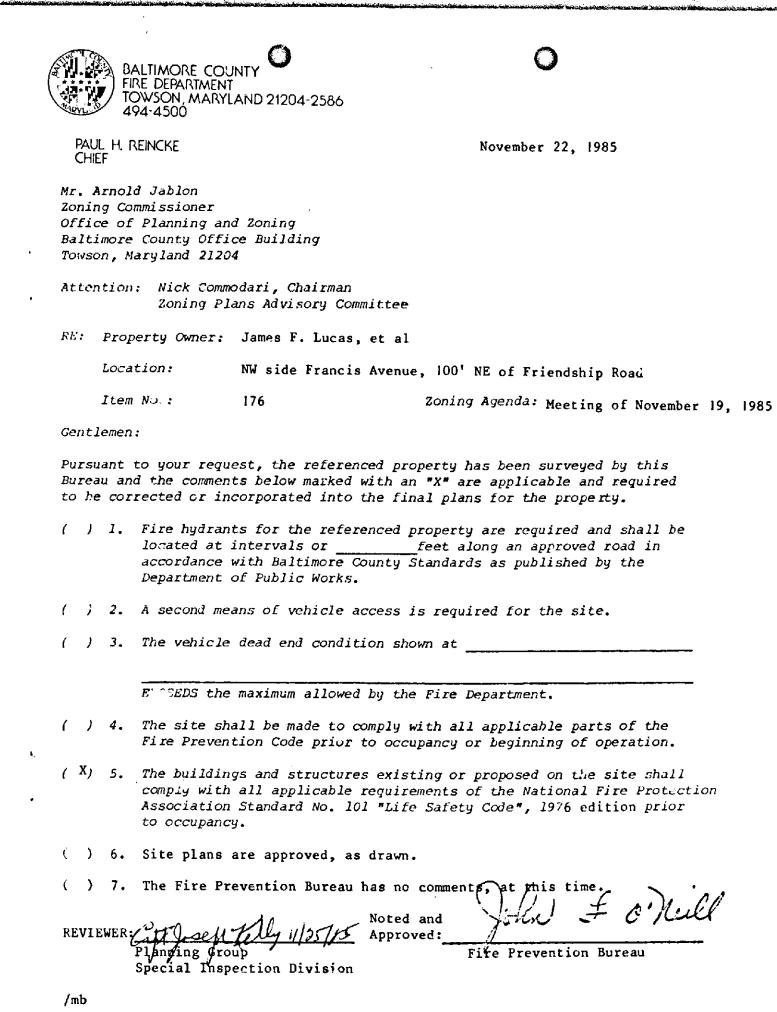
for children.

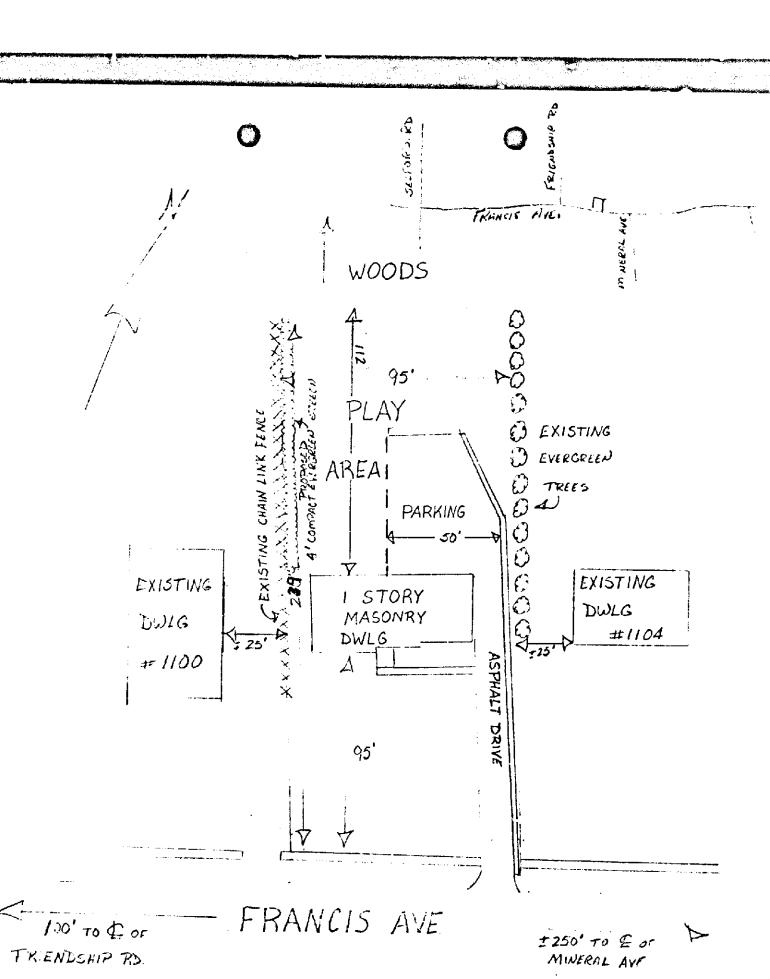
District:

Property Owner:

Existing Zoning:

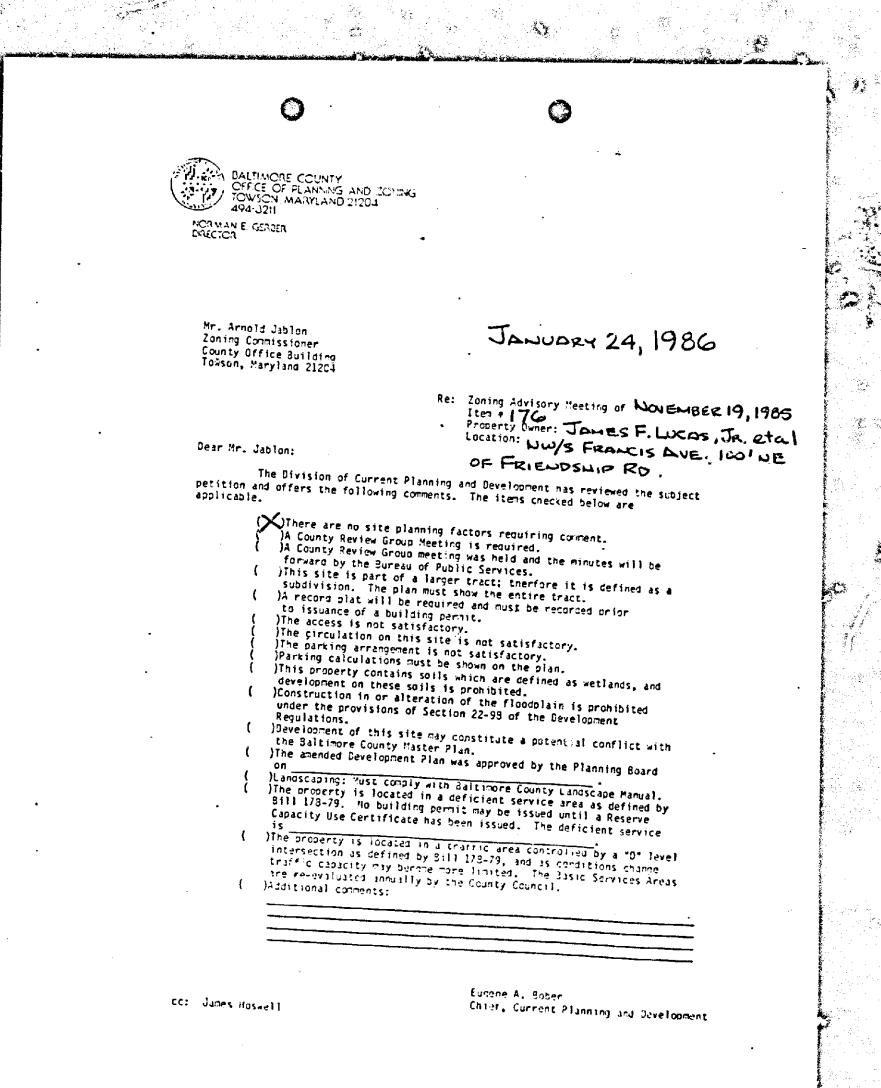
Proposed Zoning:





CYNTHIA A. LUCAS TA

ZONE DR 3.5



PRESENTE OF COMPANY OF

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

Comments on Item # 176 Zoning Advisory Committee Meeting are as follows:

G. The requested variance appears to conflict with Section(s)

James F. Lucas, Jr., et al

NW Side Francis Avenue, 100' NE of Friendship Road

All structures shall conform to the Baltimore County Building code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

C. Residentials Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

E. All Use Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table LOI, Section 1507, Section 1506.2 and Table 1502. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.

When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer seals are usually required. The change of Use Groups are from Use R-1 to Use I-I, or See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: The age and number of children to be occupants will have to be determined so the correct use group can be named. See Section 307.2, 307.3, 304... We will use County Bills #51-85 as well as the Building and Fire Codes

to make the decision. Council Bill #50-85 requires smoke detectors. The number o E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office Children

of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 w. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief Building Plans Review

Charles Solumber determine if

Section 1702.8

is applicable.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

TED ZALESKI, JR.

Dear Mr. Jablons

APPLICABLE ITEMS ARE CIRCLED:

Location:

Districts

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

December 16, 1985

FEB 2 1987

1 - S - 1

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto at d made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _ard__ issue a permit for a Class A Child Care Center pursuant to Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and resideo tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and after under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): (Type or Print Name) Signature City and State Attorney for Petitioner: 1102 FRANCIS AUG 242-3098 Stephen J. Nolan (Type or Print Name) Signature Nolan Plumhoff & Williams, 204 West Pennsylvania Avenue Chtd. Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 City and State Attorney's Telephone No.: ____823-7800 204 West Pennsylvania Avenue Towson, Maryland 21204 823-7800 ORDERED By The Zoning Commissioner of Baltimore County, this ____13th_____ day 19.86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throught Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore _____ day of ____February_____, 19-86-, at _1:30- o'clock Zoning Commissioner of Baltimore County. PETITION FOR SPECIAL HEARING

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ZONING DESCRIPTION - 1102 Francis Avenue -

BEGINNING for the same on the northwest side of Francis Avenue as laid out 60 feet wide at the distance of 100.00 feet measured northeasterly along the northwest side of Francis Avenue from the northeast side of Friendship Road as now laid out 50 feet wide, and running thence and binding on the northwest side of Francis Avenue north 47 degrees 28 minutes 20 seconds East 95.00 feet, thence for line division north 45 degrees 20 minutes 30 seconds West 239.00 feet, thence for lines of division south 47 degrees 28 minutes 20 seconds West 95.00 feet, and south 45 degrees 20 minutes 30 seconds east 239.00 feet to the place of beginning. The improvements thereon being known as 1102 Francis Avenue.

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13th Election District

LOCATION:

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PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL HEARING Beginning NW/S Francis Ave. OF BALTIMORE COUNTY 100' NE C/L Friendship Rd. (1102 Francis Ave.),

13th District CYNTHIA A. LUCAS, et al., Petitioners

9A 2/5/86 5

: Case No. 86-308-SPH :::::::

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Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

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Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

February 4, 1986

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Office of Planning and Zoning January 22, 1986 INTER-OFFICE CORRESPONDENCE Cont of Commit ? It County Office Building Towson, Maryland 21204 Stephen J. Nolan, Esquire Nolan, Plumhoff & Williams BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Arnold Jablon COUNTY OFFICE BLDG. Zoning Item # 176, Zoning Advisory Committee Meeting of Nov. 19, 1985 TO Zening Commissioner 111 W. Chesapeake Ave. Towson, Maryland 21204 Date___January_31__1986_____ 204 W. Pennsylvania Avenue 111 W. Chesapeake Avenue Towson, Maryland 21204 Towson, Maryland 21204 Norman E. Gerber, AICP, Director Property Owner: James F. Lucas, Jr. FROM Office of Planning and Zoning Location: NW SIDE FORVEIS AVE., NO NE OF FRENCH PRO DISTRICT 13th RE: Item No. 176 - Case No. 86-308-SPH Your petition has been received and accepted for filing this lath day of January, 1986. Petitioners - James F. Lucas, Jr., et al Water Supply __ Public SUBJECT Zoning Petition No. 86-308-SpH Sewage Disposal PUBLIC Special Hearing Petition COMMENTS ARE AS FOLLOWS: Dear Mr. Nolan: Bureau of () Prior to approval of a Building Permit for construction, renovation and/or Department of Traffic Engineering The Zoning Plans Advisory Committee has reviewed the plans subinstallation of equipment for any existing or proposed food service facility, mitted with the above-referenced petition. The following comments complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval. State Roads Commiss are not intended to indicate the appropriateness of the zoning action The information available in the file is insufficient; conrequested, but to assure that all parties are made aware of plans or Bureau of Fire Prevention sequently this office cannot offer comments. () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

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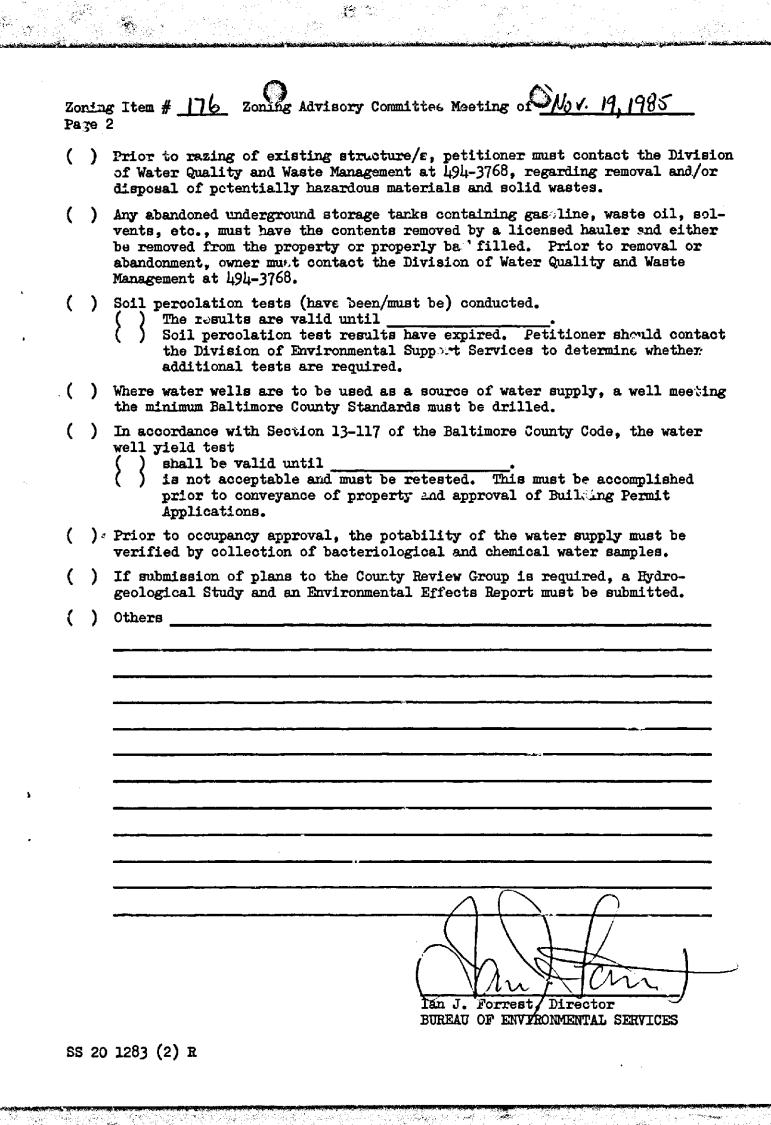
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SS 20 1032 (1)

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BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

Janaury 7, 1986

D.R. 3.5

 95×238

The proposed child care center must provide a safe off street loading area

13th

Meeting of November 16, 1985

NW side Francis Avenue, 100' NE of Friendship Road

Special Hearing for a Class A child care center

James F. Lucas, Jr., et al

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 176

Location:

Acres:

Dear Mr. Jablon:

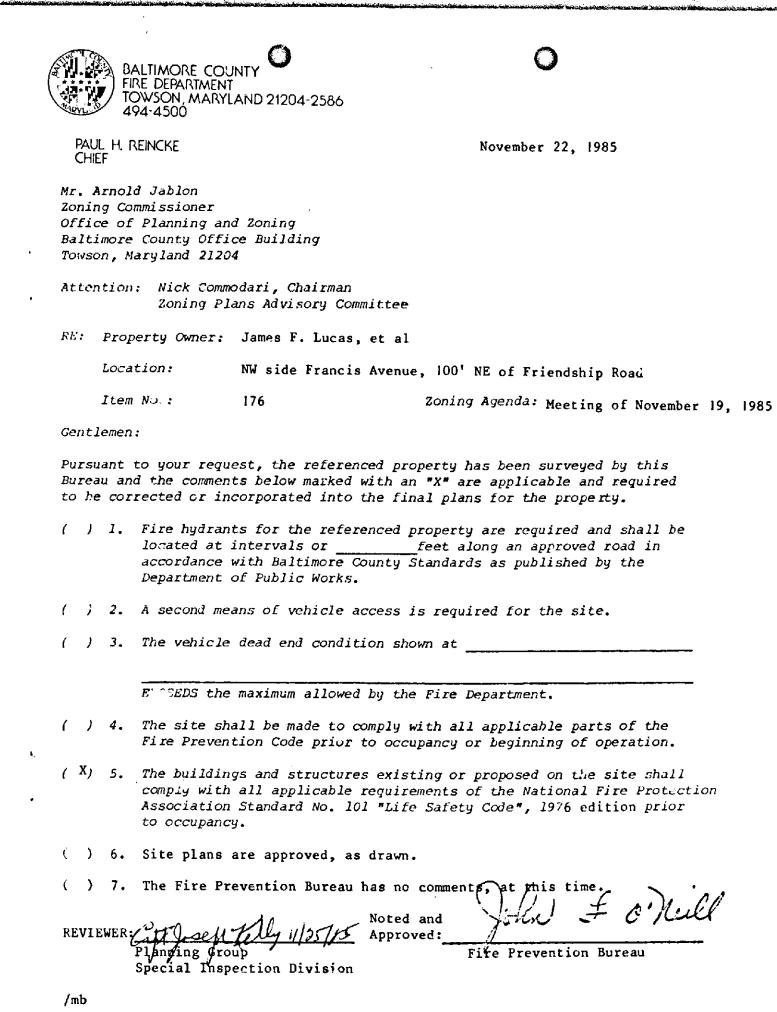
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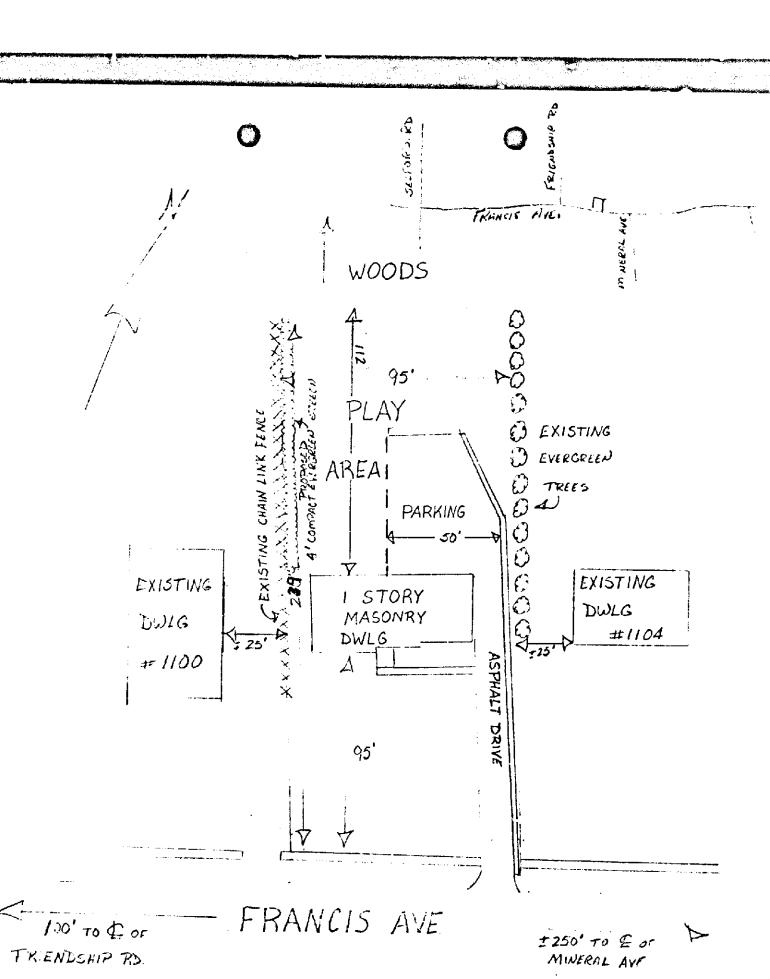
District:

Property Owner:

Existing Zoning:

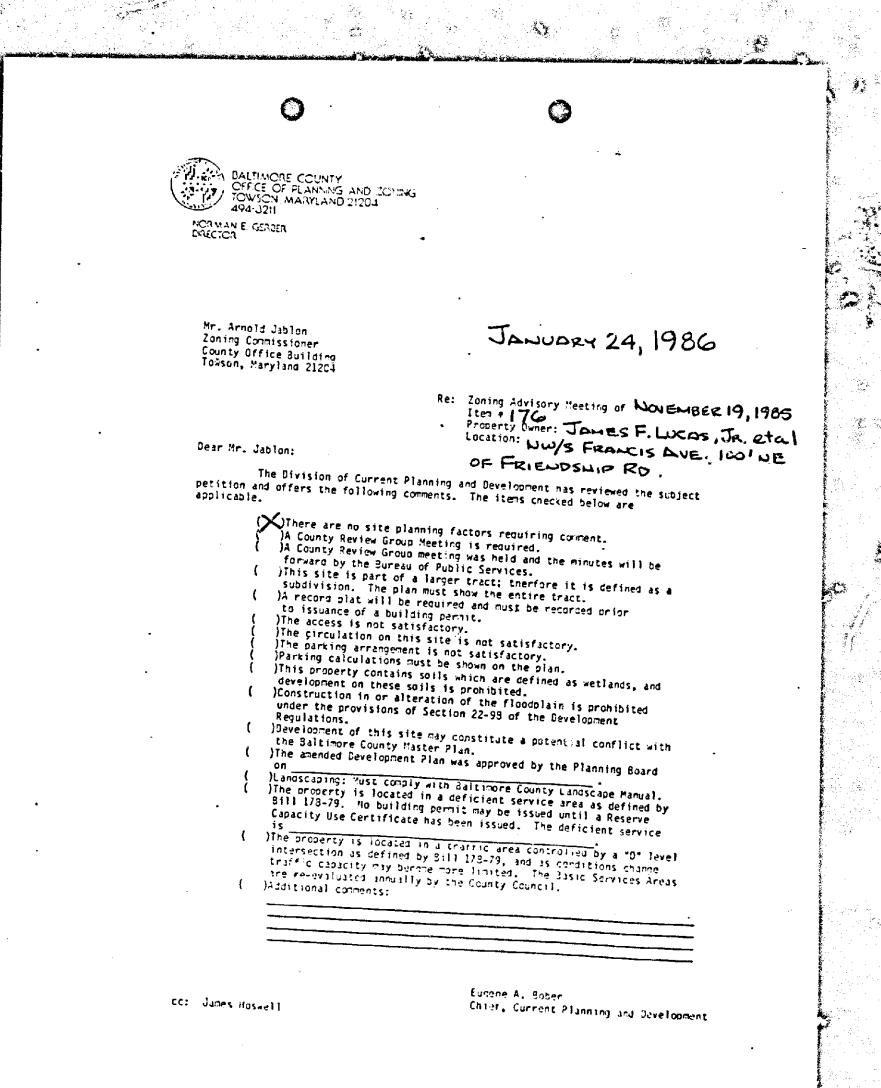
Proposed Zoning:





CYNTHIA A. LUCAS TA

ZONE DR 3.5



PRESENTE OF COMPANY OF

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

Comments on Item # 176 Zoning Advisory Committee Meeting are as follows:

G. The requested variance appears to conflict with Section(s)

James F. Lucas, Jr., et al

NW Side Francis Avenue, 100' NE of Friendship Road

All structures shall conform to the Baltimore County Building code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

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E. All Use Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table LOI, Section 1507, Section 1506.2 and Table 1502. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.

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BY: C. E. Burnham, Chief Building Plans Review

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Section 1702.8

is applicable.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

TED ZALESKI, JR.

Dear Mr. Jablons

APPLICABLE ITEMS ARE CIRCLED:

Location:

Districts

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

December 16, 1985

FEB 2 1987

1 - S - 1

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto at d made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _ard__ issue a permit for a Class A Child Care Center pursuant to Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and resideo tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and after under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): (Type or Print Name) Signature City and State Attorney for Petitioner: 1102 FRANCIS AUG 242-3098 Stephen J. Nolan (Type or Print Name) Signature Nolan Plumhoff & Williams, 204 West Pennsylvania Avenue Chtd. Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 City and State Attorney's Telephone No.: ____823-7800 204 West Pennsylvania Avenue Towson, Maryland 21204 823-7800 ORDERED By The Zoning Commissioner of Baltimore County, this ____13th_____ day 19.86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throught Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore _____ day of ____February_____, 19-86-, at _1:30- o'clock Zoning Commissioner of Baltimore County. PETITION FOR SPECIAL HEARING

LAW OFFICES IN RE: PETITION SPECIAL HEARING BEFORE THE NOLAN, PLUMHOFF & WILLIAMS Beginning at the NW/S of OF COUNSEL J. EARLE PLUMHOFF NEWTON A. WILLIAMS CHARTERED DEPUTY ZONING COMMISSIONER Francis Avenue, 100' NE of RALPH E. DEITZ WILLIAM M. HESSON, JR. the centerline of Friendship 204 WEST PENNSYLVANIA AVENUE THOMAS J. REKNER 9026 LIBERTY ROAD OF BALTIMORE COUNTY Road (1102 Francis Avenue) - * WILLIAM P. ENGLEHART, JF TOWSON, MARYLAND 21204 RANDALLSTOWN, MARYLAND 21133 STEPHEN J. NOLAN * 13th Election District (301) 922-2(8) (301) 823-7800 Case No. 86-308-SPH ROBERT L. HANLEY, JR. JOSEPH T. WILLIAMS RUSSELL J. WHITE Cynthia A. Lucas, et al, ROBERT S. GLUSHAKOW Petitioners February 4, 1986 HAND DELIVERY PALSO ADMITTED IN D.C. ORDER OF DISMISSAL Mr. James E. Dyer Zoning Supervisor Pursuant to a letter from Counsel for the Petitioners, dated Feb-Office of Planning and Zoning County Office Building ruary 4, 1986, IT IS ORDERED by the Deputy Zoning Commission of Baltimore Towson, Maryland 21204 day of February, 1986, that the above-referenced matter Re: Case No.: 86-308-SPH Petition for Special Hearing be and the same is hereby DISMISSED without prejudice. Cynthia A. Lucas, et al. 1102 Francis Avenue REQUEST FOR DISMISSAL Dear Mr. Dyer: of Baltimore County My client, Cynthia A. Lucas, has directed me to request that the Petition for Special Hearing in the above case be dismissed without prejudice. I am enclosing herewith our check in the amount of \$49.00 cc: Stephen J. Nolan, Esquire to cover advertising fees already incurred by your office with People's Counsel regard to the February 18, 1986 hearing. Thank you for your kind assistance. SJN:emd cc: Arnold Jablon, Zoning Commissioner Mrs. Cynthia A. Lucas

ZONING DESCRIPTION - 1102 Francis Avenue -

BEGINNING for the same on the northwest side of Francis Avenue as laid out 60 feet wide at the distance of 100.00 feet measured northeasterly along the northwest side of Francis Avenue from the northeast side of Friendship Road as now laid out 50 feet wide, and running thence and binding on the northwest side of Francis Avenue north 47 degrees 28 minutes 20 seconds East 95.00 feet, thence for line division north 45 degrees 20 minutes 30 seconds West 239.00 feet, thence for lines of division south 47 degrees 28 minutes 20 seconds West 95.00 feet, and south 45 degrees 20 minutes 30 seconds east 239.00 feet to the place of beginning. The improvements thereon being known as 1102 Francis Avenue.

BEING the same lot of ground and premises which is described in a deed dated September 21, 1984 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 6790, folio 291.

13th Election District

LOCATION:

Beginning at Northwest Side of Francis Avenue, 100 feet Northeast of Centerline of Friendship Road (1102 Francis Tuesday, February 18, 1986, at 1:30 p.m. DATE AND TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to determine the approval of a permit for a Class A Child Care Center.

Being the property of <u>Cynthia A. Lucas, et al.</u>, as shown on plat plan filed with the <u>Zoning Office</u>.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZUNING COMMISSIONER OF BALTIMORE COUNTY

: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL HEARING Beginning NW/S Francis Ave. OF BALTIMORE COUNTY 100' NE C/L Friendship Rd. (1102 Francis Ave.),

13th District CYNTHIA A. LUCAS, et al., Petitioners

9A 2/5/86 5

: Case No. 86-308-SPH :::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman Phyllis Cole Friedman
> People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

February 4, 1986

Stephen J. Nolan, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING Beg. @ NW/S Francis Ave., 100° NE of the c/1 Friendship Rd. (1102 Francis Ave.) 13th Election District Cynthia A. Lucas, et al. - Petitioners Case No. 86-308-SPH

Dear Mr. Nolant

This is to advise you that _______is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT			No. 018476		imore County, Maryland, and r Building, Towson, Maryland
DATE	15/95	ACCOUNT	<u>:-(13-00</u>	3	
		AMOUNT \$	49.00		
RECEIVED	Molan, Flusho	off & Williams	(5)	Service Control of the Control of th	
	(Avertising)	and Posting re Co	190 \$76·3	रहेक्डर [े]	
FOM:		#####\$\$\$\$\$\$ 032			

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts: CERTIFICATE OF PUBLICATION HEARING
13th Election District Stephen J. Nolan, Esquire Office of 204 West Pennsylvania Avenue Towson, Maryland 21204 THIS IS TO CERTIFY, that the annexed advertisement was 10750 Little Patuxent Pkwy. Columbia, MD 21044 and published in Towson, Baltimore County, Md., appearing on January 31 19 86 Jamuary 30 NOTICE OF HEARING RE: PETITION FOR SPECIAL HEARING mine the approval of a permit for a Class A Child Care Center.

Being the property of Cyuthia A. Lucas, at al, as shown on plat plan filed with the A. Beg. @ NW/S Francis Ave., 100' NE c/1 Friendship Rd. (1102 Francis Ave.) THE JEFFERSONIAN, Petitioners: Cynthia A. Lucas, et al. THIS IS TO CERTIFY, that the annexed advertisement of Case No. 86-308-SPH grant d, a building permit may be issued within the thirty (30) day appear period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Petition Special Hearing Tuesday, February 18, 1986 determine the approval of a permit for a Chue A Child Care Carrier. Being the property of Cynthia A Lucas, et al., as shown on the plai field with the Zorang Office. In the event that this Petition(s) Cost of Advertising By Order Of
ARNOLD JABLON,
Zoning Commissioner
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BY ORDER OF

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ZONING COMMISSIONER

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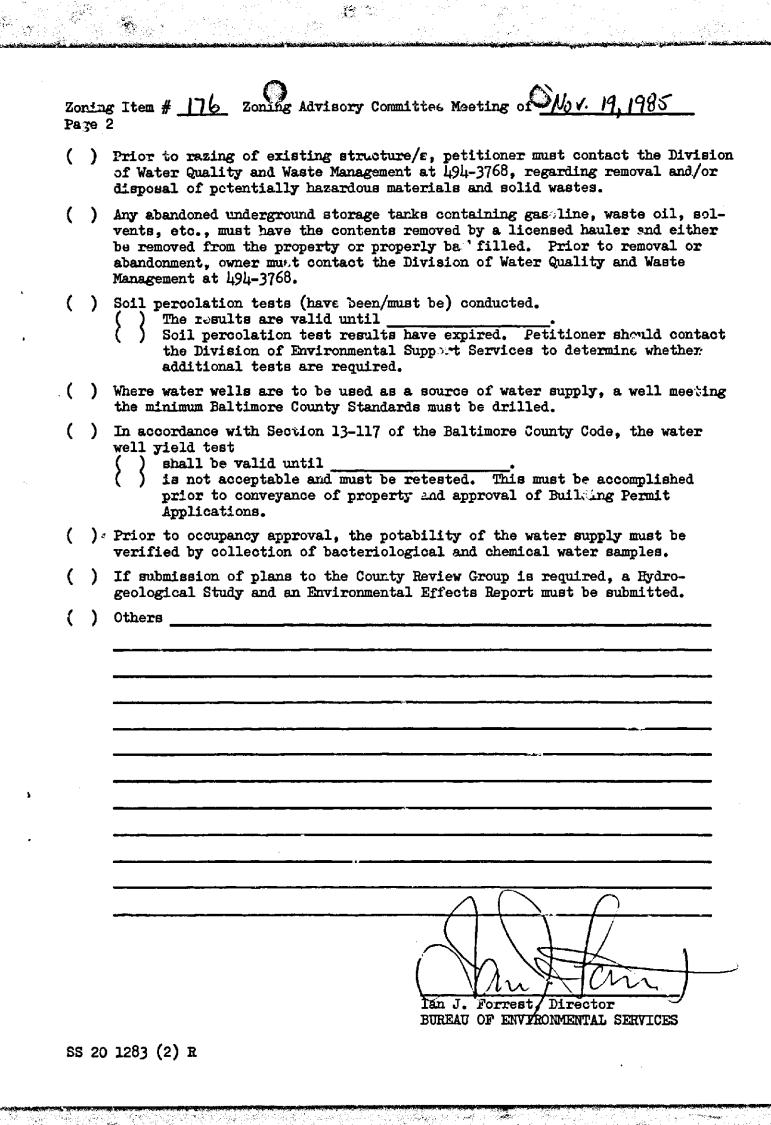
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Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 176

Location:

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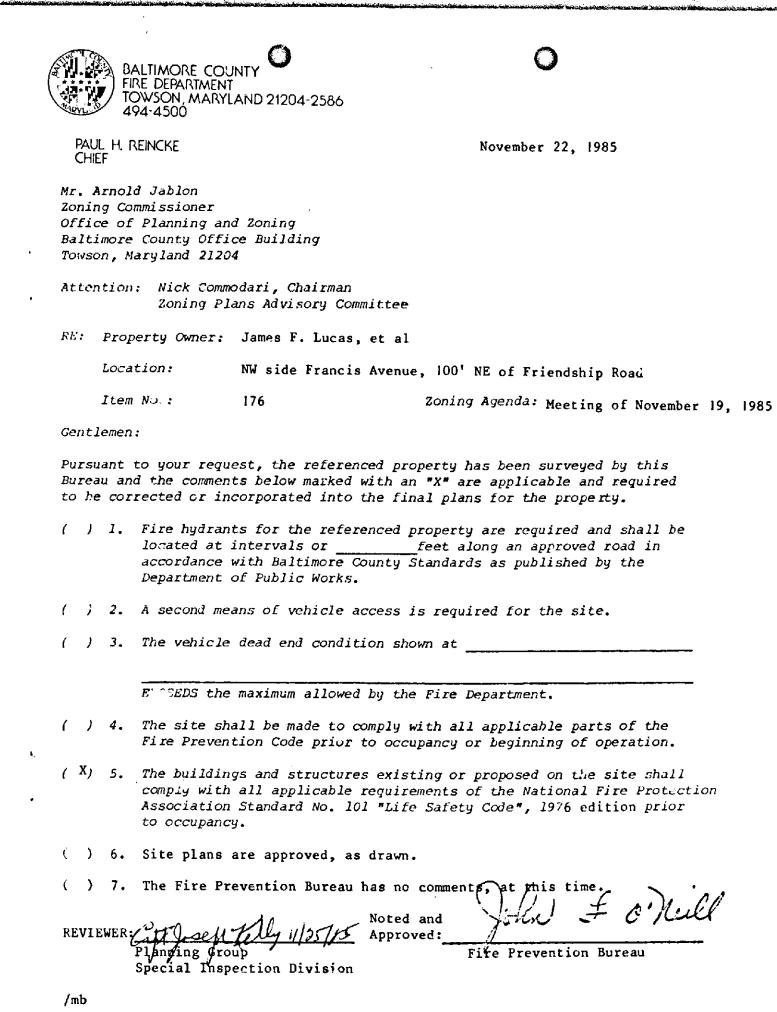
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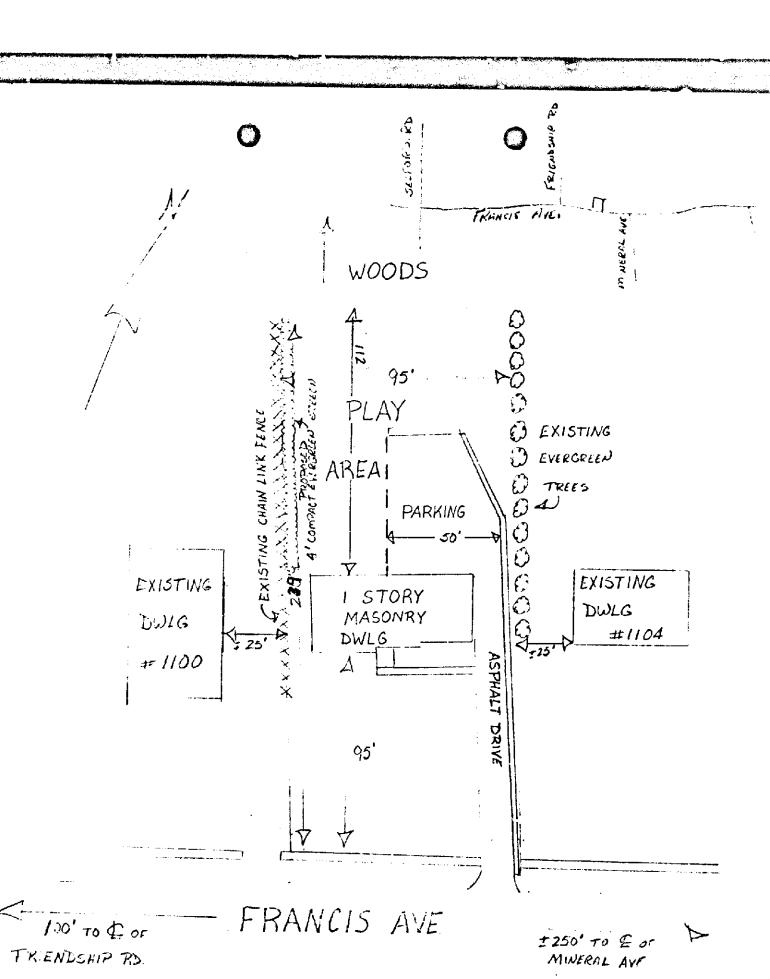
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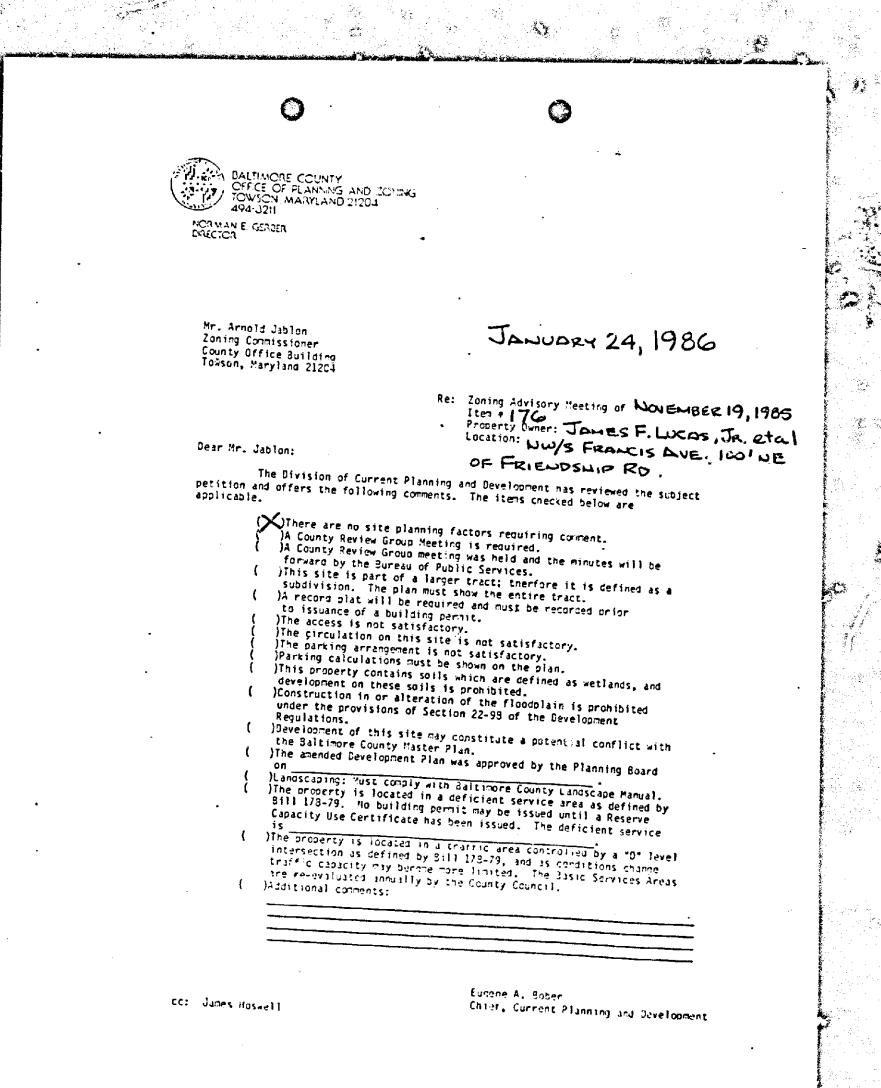
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